

STAFF REPORT  
February 7, 2013

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**No. 13PL002 - Preliminary Subdivision Plan**

**ITEM 4**

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GENERAL INFORMATION:

APPLICANT	Sperlich Consulting, Inc.
AGENT	Lage Construction, Inc.
PROPERTY OWNER	Lage Construction, Inc.
REQUEST	<b>No. 13PL002 - Preliminary Subdivision Plan</b>
EXISTING LEGAL DESCRIPTION	Lot 1 of Block 1 of Pine View Terrace, located in the SW1/4 of the SE1/4 of Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 through 13 and Drainage Lots 1 through 3 of Block 1 of Forest Edge Subdivision
PARCEL ACREAGE	Approximately 3.22 acres
LOCATION	on the north side of Corral Drive west of the intersection of Corral Drive and Park Drive
EXISTING ZONING	Low Density Residential District/Initial Planned Development
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Public District and Low Density Residential District/Planned Development
South:	Low Density Residential District
East:	Public District
West:	Low Density Residential District/Planned Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	January 10, 2013
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

Staff recommends that the Preliminary Subdivision Plan be approved with the following stipulations:

1. Prior to submittal of a Development Engineering Plan application, the construction plans shall be revised to address all red line comments. In addition, the revised construction

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- plans and the red line comments shall be returned to the Community Planning & Development Services Department with the Development Engineering Plan application;
2. Prior to submittal of a Development Engineering Plan application, an Exception shall be obtained to allow a public sewer main within an easement or the plans shall be revised accordingly. If the Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;
3. Prior to submittal of a Final Plat application, the applicant shall record a covenant agreement, homeowners agreement or some other agreement to identify and ensure perpetual ownership and maintenance of the drainage lots and the drainage improvements;
4. Prior to submittal of a Development Engineering Plan application, the construction plans for Winestone Lane shall be revised to show the street located within a 52 foot wide right-of-way in lieu of a 50 foot wide right-of-way. In addition, a five foot wide boulevard shall be provided in lieu of the proposed 4.33 foot wide boulevard or an Exception shall be obtained. If the Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;
5. Prior to submittal of a Development Engineering Plan application, the construction plans shall be revised to show a sidewalk along the north side of Corral Drive or an Exception shall be obtained. If the Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;
6. Upon submittal of a Development Engineering Plan application, a water analysis, report and plans in accordance with the Infrastructure Design Criteria Manual shall be submitted for review and approval;
7. Upon submittal of a Development Engineering Plan application, a sanitary sewer analysis, report and plans in accordance with the Infrastructure Design Criteria Manual shall be submitted for review and approval. The designed slope and velocity of the sewer main shall comply with Section 3.12.6 of the Infrastructure Design Criteria Manual. Prior to approval of the sewer plans, an easement shall be recorded across the adjacent school property and a copy of the recorded document shall be submitted to the Community Planning & Development Services Department;
8. Prior to Development Engineering Plan approval, engineering reports required for construction approval shall be accepted and agreements required for construction approval shall be executed. In addition, permits required for construction shall be approved and issued and construction plans shall be accepted in accordance with the Infrastructure Design Criteria Manual. All final engineering reports shall be signed and sealed by a Professional Engineer;
9. Upon submittal of a Development Engineering Plan application, geotechnical analysis and pavement design shall be submitted for review and approval or the minimum required pavement section as per the Infrastructure Design Criteria Manual shall be provided;
10. Upon submittal of a Development Engineering Plan application, a drainage analysis and a drainage improvements plan shall be submitted for review and approval. In addition, the grading plan shall be revised as determined by the drainage analysis and drainage improvements plan;
11. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
12. Upon submittal of a Development Engineering Plan application, a Fuels Mitigation Plan shall be submitted for review and approval. In addition, prior to submittal of a Final Plat

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- application, the Fuels Mitigation Plan shall be implemented;
13. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,
  14. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required. In addition, any utilities and drainage proposed outside of the dedicated right-of-way shall be secured within easement(s).

**GENERAL COMMENTS:**

The applicant has submitted a Preliminary Subdivision Plan application to create 12 townhome lots, one single family residential lot and three drainage lots. The proposed development is to be known as "Forest Edge Subdivision".

On January 8, 2013, City staff provided the applicant with review comments for a Layout Plan application which showed the future platting of the property as shown on this Preliminary Subdivision Plan application. On January 10, 2013, the Planning Commission approved an Initial Planned Development Overlay on the property to allow the construction of 12 townhome units and one single family residence. The applicant should be aware that a Final Planned Development must be approved prior to issuance of a building permit.

The property is located on the north side of Corral Drive, west of the intersection of Corral Drive and Park Drive. The property is currently developed with two single family residences.

A Preliminary Subdivision Plan is a tentative plan of a proposed subdivision requiring the installation of public improvements. Approval of a Preliminary Subdivision Plan by the City Council is required before an applicant can proceed with Development Engineering Plans and a Final Plat application for all or part of the area within the Preliminary Subdivision Plan application.

**STAFF REVIEW:**

Staff has reviewed the Preliminary Subdivision Plan and has noted the following considerations:

**Winestone Lane:** Winestone Lane is classified as a local street requiring that it be located within a minimum 52 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The applicant has submitted construction plans showing Winestone Lane constructed as a local street with the exception of a 50 foot wide right-of way and a 4.33 foot wide boulevard. As such, staff recommends that prior to submittal of a Development Engineering Plan application, the construction plans be revised to show the street located within a 52 foot wide right-of-way in lieu of a 50 foot wide right-of-way or an Exception must be obtained. In addition, a five foot wide boulevard must be provided in lieu of the proposed 4.33 foot wide boulevard or an Exception must be obtained. If the Exception(s) are obtained, a copy of the approved Exception(s) must be submitted with the Development Engineering Plan application.

**Drainage and Grading Plan Evaluation:** Due to the proposed grades of the site, concerns exist with the constructability, stability, maintenance and safety of the proposed hammerhead turnaround to be constructed on a retaining wall at the end of an approximate 10% sloped

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street. The previously submitted draft Home Owners Association agreement includes some requirements for maintenance of the development but does not specifically address perpetual maintenance of drainage easements and improvements. The applicant's preliminary grading plan shows substantially steep slopes around and between the proposed homes and several tall retaining walls. It appears that the proposed retaining wall and the drop-off along the north side of the turnaround may create issues with maintenance and access, which in turn may create safety hazards. To date, a drainage analysis and drainage improvements plan has not been submitted. Until this information is submitted for review and approval, staff cannot comment on drainage and grading evaluation(s).

Upon submittal of a Development Engineering Plan application, a drainage analysis and a drainage improvements plan must be submitted for review and approval. In addition, the grading plan must be revised as determined by the drainage analysis and drainage improvements plan. Prior to submittal of a Final Plat application, the applicant must record a covenant agreement, homeowner's agreement or some other agreement to identify and ensure perpetual ownership and maintenance of the drainage lots and the drainage improvements

Fire Department: The Fire Department has noted that the property is located within a wildland fire hazard area. Therefore, a wildland Fuels Mitigation Plan must be submitted upon submittal of a Development Engineering Plan application. In addition, the wildland fuels mitigation plan must be implemented prior to submittal of a Final Plat application.

Water System Evaluation: The property is located in the Rapid City water service area. Staff's preliminary review has noted that the applicant may be able to slightly reduce the length of the proposed water main as allowed by the Infrastructure Design Criteria Manual. In addition, a minimum 1 inch water service is required to all units.

Upon submittal of a Development Engineering Plan application, a water analysis, report and plans in accordance with the Infrastructure Design Criteria Manual must be submitted for review and approval.

Sewer System Evaluation: The property is located in the Rapid City water service area. Upon submittal of a Development Engineering Plan application, a sanitary sewer analysis, report and plans in accordance with the Infrastructure Design Criteria Manual must be submitted for review and approval. The designed slope and velocity of the sewer main must comply with Section 3.12.6 of the Infrastructure Design Criteria Manual. Prior to approval of the sewer plans, an easement must be recorded across the adjacent school property and a copy of the recorded document must be submitted to the Community Planning & Development Services Department. In addition, prior to submittal of a Development Engineering Plan application, an Exception must be obtained to allow a public sewer main within an easement or the plans must be revised accordingly. If the Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;

Warranty Surety: On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements.

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In particular, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. Prior to the City's acceptance of any public improvements, a Warranty Surety must be submitted for review and approval if subdivision improvements are required as a part of any future platting of the property.

Summary: The proposed Preliminary Subdivision Plan generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.